

Town of Brunswick, Maine

Incorporated 1739

CODES ENFORCEMENT OFFICE

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TO: Property file

FR: Jeff Hutchinson, Codes Enforcement Officer

RE: 77 Pleasant Street

DT: January 18, 2012

I'm writing this memo to provide a summary of events that have occurred leading up to the ultimate condemnation of 77 Pleasant Street.

- January 2010 – Brought to the attention of the Codes office that the existing 2-story porch structure was unsafe.
- January 8, 2010 – Codes and Fire depts. conducted an onsite to determine the condition of the porch structure. We observed numerous structural deficiencies which were in need of immediate repair. The building is occupied by six apartments; therefore the porch is required by the building code as one of the two primary means of egress.
- January 27, 2010 – Written notice was given by registered mail to owner and property management to repair structure.
- February 17, 2010 – Structural engineering report received with recommended repairs.
- March 17, 2010 – Building permit issued to conduct repairs as per structural engineer with the condition that the porch structure is replaced with new by September 2010.
- November 1, 2010 – Property owners unwilling to procure funds to replace porch therefore additional engineering study conducted to secure structure during the 2010-2011 winter. The engineer stated that "If major repairs or, more realistically, total re-construction are not undertaken during 2011, it is highly unlikely that I would suggest that it would be safe to allow this structure to be used through another winter".
- January 3, 2011 - Building permit issued to conduct repairs as per latest engineering proposal.
- Fall/early winter of 2011 – Numerous attempts were made to contact owner by phone concerning proper repair/replacement of porch before upcoming winter.
- December 13, 2011 – Unable to make verbal contact with owner therefore, written notification sent by registered mail ordering owner to demolish and

replace porch structure by not later than January 16, 2012 (30 days). It was identified in the letter that immediate evacuation of all tenants will be conducted if the necessary repairs have not been conducted by the compliance date.

- December 13, 2011 - Copy of notice was hand delivered to all tenants.
- January 17, 2012 - Written notice was refused by owner therefore the porch/building was placarded by the Codes and Fire depts. (condemned) requiring tenants to secure other living arrangements. Compliance was extended 24 hrs (midnight of the 28th) to offer tenants the ability to contact Brunswick Human Services for available housing.